

**Northern Group - Station Road
Consultation Report
August 2025**



Contents

1	Introduction	3
2	Methodology	4
3.	Consultation methods	6
4.	Feedback	9
5.	Responses	13
	Appendices	19

1 Introduction

This report has been prepared by Font Communications on behalf of Northern Group (hereafter referred to as 'the Applicant') to set out the pre-application consultation and engagement activities undertaken by the Applicant and its professional team in support of proposals to redevelop land off Station Road, North Reddish, into a residential development.

The plans include:

- 200 high-quality homes to meet growing demand in Stockport, including 1-3 bed homes and apartments. At least 50% of the homes will be affordable.
- Formalising and opening up access to the adjacent "Secret Lake" with an improved and managed recreational area for the local community, including a fishing pier, nature walks and play area.
- New walking and cycling paths to provide links to the wider area, and provide formalised routes for dog walking and recreation.
- New links to the Fallowfield Route, a key leisure route with direct links to Manchester city centre.
- Extensive landscaping and planting to enhance local ecology.

This Consultation Report accompanies the planning application for the proposed development. A more detailed description of the proposed development is provided in the Planning Statement.

The report presents an overview of the views and feedback from the consultees that have been engaged in the process. All the comments received during the consultation have been logged and analysed and where appropriate taken into account in the development of the planning application. These comments have assisted in understanding the issues that are of most interest to consultees; especially those residing in the surrounding local community.

2 Methodology

2.1 National policy on consultation

Community involvement is an essential part of the planning process and helps to ensure that development is shaped by local views. The Applicant recognises that community involvement is an integral and important component of planning and its approach to consultation with the local community reflects this.

It is widely recognised that pre-application consultation leads to better development. Consultation provides the opportunity to glean information and ideas from a local community which can enrich a scheme. It also provides the opportunity to understand local concerns and aspirations.

The National Planning Policy Framework (NPPF), updated in December 2024, encourages applicants to undertake pre-application consultation. Paragraph 40 states: *“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”*

The NPPF also states that local planning authorities should encourage those applicants, who are not already required to do so by law, to engage with the local community before submitting their applications: *“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”* (Paragraph 41).

2.2 Manchester City Council's and Stockport Council's Statements of Community Involvement

All local planning authorities are required to adopt a Statement of Community Involvement (SCI) that sets out how consultation takes place on planning issues. Most SCIs offer developers guidance on how to undertake effective pre-application consultation. The site straddles both Manchester and district and Stockport metropolitan borough councils. With the majority of the site being in Stockport and the north west corner lying under Manchester's authority. Due to this both Councils' guidelines have been taken into consideration.

Manchester City Council's SCI (2018) sets out clear step-by-step guidance for developers in terms of community engagement throughout the planning process. It encourages developers to consult whilst designing their scheme through a variety of methods, such as social media, a website, letters, questionnaires, meetings, exhibitions, and leaflets.

Stockport Metropolitan Borough Council has set out clear guidance on community involvement in the planning process through its SCI, originally adopted in October 2015 and updated via an addendum in December 2020. The SCI outlines how developers are expected to engage local communities when bringing forward planning applications, particularly for significant or sensitive proposals.

It promotes early, meaningful consultation and encourages a combination of traditional and digital methods to maximise accessibility and participation. These methods include written communication such as letters and leaflets, dedicated websites, online and in-person events and targeted outreach to local groups and stakeholders. The SCI also places importance on demonstrating how community feedback has influenced the evolution of proposals, ensuring transparency and accountability throughout the planning process.

The Applicant's consultation strategy has been shaped in accordance with these principles, ensuring local people were informed, invited to participate, and given a clear route to have their views heard.

2.3 Font Communications

Specialist consultants Font Communications were engaged to design and implement consultation on Station Road and report back on the results. Font Communications is an independent communications consultancy specialising in consultation relating to planning applications.

3. Consultation methods

3.1 Overview of consultation



3.2 Engagement with local planning authority

The applicant proactively sought formal pre-application advice from Stockport Metropolitan Borough Council (SMBC) at an early stage in the project (September 2024). A formal note of the meeting is appended to this submission.

The feedback received has been instrumental in shaping the evolving design and technical strategy. Importantly, SMBC officers acknowledged the potential benefits of the scheme—particularly the enhancement of open space and public access to the lake. The application will demonstrate how these benefits will be secured and managed in perpetuity, as encouraged by officers.

It was agreed that several technical matters—such as drainage, Biodiversity Net Gain (BNG), and open space provision—would need to be addressed in detail at the submission stage. Officers also recommended early engagement with elected Members and Manchester City Council (MCC), which is addressed later in this report.

Given the cross-boundary nature of the site, the applicant and Eden Planning have also engaged with senior officers at MCC. These discussions have focused on ensuring MCC's support for both the scheme and the proposed approach to the cross-boundary application, with Stockport Council acting as the lead authority.

These conversations are ongoing, and the project team continues to incorporate feedback from officers and consultees ahead of the formal submission.

3.3 Letter to local residents

On 2nd June 2025 a letter was sent to 679 homes and businesses surrounding the site. The letter introduced the project, provided details of the consultation and publicised the in-person consultation event and contact channels.

The letter can be viewed at Appendix 1. The distribution area can be viewed at Appendix 2.

3.4 Project website

Launched on 2nd June 2025 a dedicated project webpage was hosted on the Northern Group website:

www.station-road.uk

The site provided visitors with the opportunity to view the plans, respond to the consultation via an online questionnaire, and access contact details for the project team. It also signposted people to the in-person drop-in event.

A copy of the webpage can be viewed at Appendix 3.

3.5 Questionnaires

During the consultation feedback was encouraged via a questionnaire. A hard copy was made available at the drop-in event and it could also be completed online. A copy of the questionnaire can be viewed at Appendix 4.

3.6 Stakeholder letters and meetings

Ahead of the launch of the consultation the following ward members were sent a letter offering a meeting:

- Ward Members for Levenshulme (Manchester City Council)
- Ward Members for Longsight (Manchester City Council)
- Ward Members for Reddish North (Stockport Council)

Meetings were held with:

- Councillor Dzidra Noor (Levenshulme) – 4th June 2025
- Councillor Rachel Wise (Reddish North) – 6th June 2025
- Councillor Suzanne Richards (Longsight) – 18th June 2025

3.7 Community contact points

A dedicated email address station-road@northerngroup.co.uk was created to enable local residents to get in touch with any questions about the plans.

3.8 Consultation event

The Applicant hosted a public drop-in event to provide an opportunity for residents and local stakeholders to view the plans, ask questions, and share feedback directly with the project team.

The event was held on Tuesday 11th June 2024 at the Mike Doyle Centre, a well-known local venue, and was publicised in advance through letters to local residents and stakeholders and the project website.

Display boards outlining the proposals were available for attendees to view, and members of the project team were present throughout to discuss the plans, answer questions, and listen to local views. The Boards can be seen at Appendix 5.

A total of 58 people attended the event who were encouraged to share their feedback via a questionnaire made available.

4. Feedback

This section of the report provides an overview of the comments that were made throughout the consultation. This encompasses feedback from the methods and channels outlined in the previous section of the report, including views received via responses to the questionnaire, verbal feedback at the in-person consultation event and via emails.

4.1 Questionnaires

A total of 61 responses were received, including 55 online questionnaires and 6 hard copy questionnaires.

Question 1

What do you think about the plans to develop up to 200 homes, including 50% affordable, to meet growing local need?

- **Support for affordable housing if genuinely accessible:** Many respondents welcomed the plans for at least 50% affordable homes.
- **Concern about the overall number of homes:** Some respondents raised concerns about overcrowding, loss of green space, and the strain on local infrastructure.
- **Mixed views on housing density:** Whilst some saw the benefit of redeveloping the site others worried that dense development would affect the area.
- **Concerns about pressure on local services and infrastructure:** Traffic, parking, and public services were commonly cited concerns.
- **Location:** Some respondents suggested that they agree with the idea, especially the affordable homes but suggest that the location may not be suitable.

Comments included:

- "I understand and agree to the need for more housing, my concerns lie with the proposed access point from Station Road."
- "Very pleased to see 50 percent affordable. Would not support if this was reduced."
- "Great News"
- "Location for these plans are not suitable."
- "I'm in general support of the housing but as a local business owner I fear that it will lead to an increase in traffic on Station Road and Reddish Road."

Question 2

What are your views on formalising and opening up access to Secret Lake for the local community, including a fishing pier, nature walks and play area?

- **Strong support for opening access to Secret Lake:** The majority of respondents welcomed making the lake accessible as a local asset.
- **Emphasis on nature-sensitive, low-impact access:** A number of respondents urged that access should be designed to protect the natural environment and wildlife.
- **Scepticism over the reach and necessity of Secret Lake improvements:** Some respondents have said they already have ample access and that there is insufficient space for development.
- **Support for fishing pier, nature trails, and natural play:** Many respondents supported the inclusion of these features, with emphasis on sensitive design.
- **Concerns about anti-social behaviour or littering:** A small number of people raised concerns about potential anti-social behaviour and requested that the outdoor areas were well maintained.

Comments included:

- "Welcomed if existing wildlife is protected"
- "I like the idea of looking after the secret lake and making it more accessible and appealing for locals so long as it is well maintained and not damaged or indeed built on in future."
- "I think it's a shame to have properties so close to a naturally biodiverse area. I worry about the development upsetting local wildlife. And formalising the routes making the secret lake unwelcoming for wildlife."
- "I oppose it strongly. The clue is in the local name - 'The SECRET Lake'."
- "I wouldn't be objected to this as long as it doesn't completely destroy and change the green area"
- "Sounds like a wonderful idea. However, I am worried about it affecting the wildlife. I've seen swans, grebes, Coors and Canadian geese on the lake. Will it have an adverse affect?"

Question 3

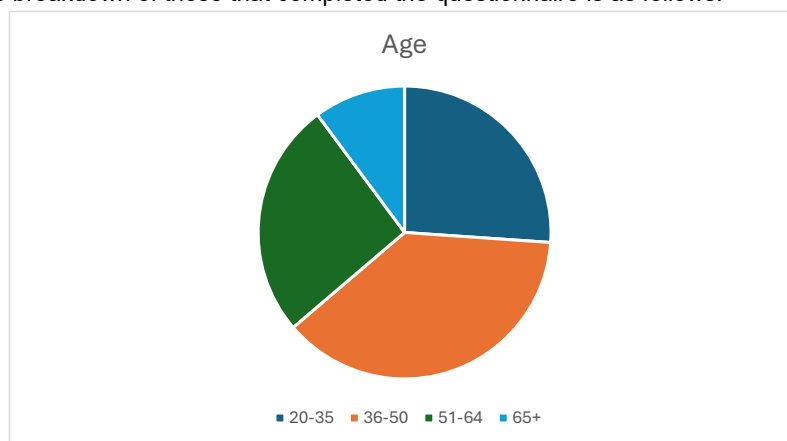
Please provide any general comments on the proposals here.

- **Support for green, community-oriented spaces:** Respondents welcomed the inclusion of green spaces and community benefits.
- **Focus on good, inclusive design:** A few respondents called for high-quality housing that meets a broad range of needs.
- **Preserve and enhance green space:** Many asked that green spaces be maintained and accessible.
- **Concerns about traffic and parking:** A number of respondents raised concerns that the development may exacerbate congestion and parking issues.
- **Concern that construction will affect the wildlife:** Some respondents have raised concerns over the effect construction itself will have to the wildlife in the Secret Lake.

Comments included:

- “A positive move especially if some housing is going to be affordable”
- “Look at examples of Woodberry Downs in London how they maintained the lake and marshes alongside the development and created an oasis.”
- “In general, the plans sound good, but is it too many homes/too close to the lake. High area of wildlife, plants & flowers, which any construction, would mean it being disturbed.”
- “I recognise that there is a need for housing and that the area has suffered from neglect, over the years. That is not a licence to change its character completely from wilderness to parkland.”

The age breakdown of those that completed the questionnaire is as follows:



4.2 General enquiries

During the consultation a total of five emails were received. These related to: traffic and access; anti-social behaviour; impact on local infrastructure; sustainable homes; preservation of trees; and road safety. All emails were responded to.

4.3 Meetings and discussions

During the meetings with ward councillors a number of comments were made:

- Generally positive towards the design and provision of housing, particularly the amount of affordable homes
- Welcome the benefits to the local community of improving access to Secret Lake and providing quality housing in the area
- Identified local issues that the scheme could look to address including links to the Fallowfield Loop, improving safety around the lake and helping to combat anti-social behaviour

- Raised that there are concerns locally about the impact on traffic and congestion and the scheme would need to address this
- Welcomed the sustainable transport links e.g. Reddish North train station.

4.4 General themes, comments, and suggestions

Below is a table of the most common themes raised during the consultation.

Theme	Comments
Housing	There was clear support for affordable housing especially if genuinely accessible to local people. However, some people felt that no additional housing was needed. Some highlighted the importance of integrating new homes sensitively within the area. Some questioned whether the location of the site was suitable for housing.
Design	Some respondents raised the importance of good quality design and high-quality housing. Some raised concerns about the scale and density of the proposed development.
Community benefits	There was support for the benefits the development would bring in terms of provision of housing choice, including affordable homes, and access to Secret Lake.
Local infrastructure	Concerns were raised about potential pressure on local infrastructure such as medical practices.
Traffic & Transport	A number of respondents raised concerns over increased traffic congestion as a result of the increase in housing, particularly around Station Road. Other raised questions about the proposed access to the site. Respondents highlighted the need for improved traffic management, including better parking solutions to support residents and visitors. Some respondents raised that opening up the Secret Lake would enhance alternative travel options such as cycles paths especially linking with the Fallowfield Loop; a well-used commuter route throughout the year. Whereas others felt that more needs to be done to promote active travel.
Green spaces & Sustainability	Green space was a high priority for many respondents. The Secret Lake and surrounding natural areas were frequently described as peaceful and biodiverse. The majority of responses to improving access to the Secret Lake were positive. Some respondents were concerned about the effect of the development on existing wildlife and felt that Secret Lake should be left as it is. Some called for the introduction of features such as benches and improved paths/cycle paths.
Anti-social behavior and maintenance	Some respondents raised concern about the potential for anti-social behaviour and called for the recreation areas to be well-maintained.

5. Responses

All of the comments received during the consultation have been carefully considered and where appropriate taken into account in the development of the planning application. This section of the report sets out how the applicant has responded to the issues raised during the consultation.

Theme	Responses
Housing	A blend of tenures will be provided to meet the needs of a diverse community. Importantly, the scheme will deliver at least 50% affordable housing, making a meaningful contribution to local affordable housing targets. The Applicant has demonstrated in the Planning Statement the undisputed need for new residential development in the Stockport borough. In the latest Housing Delivery Test (HDT) it was reported the Council had only delivered 54% of its housing requirement over the preceding three years (2020/21 – 2022/23). The Council's Housing Need Assessment (2019) identifies there is an overall net requirement for 549 affordable dwellings per annum. The evidence demonstrates there has been a significant under delivery in affordable housing over the past 10 years. This in turn means there is a significant backlog of unmet need for affordable housing. In Manchester the latest HDT reporting shows that Manchester had delivered 129% of its housing requirement and is able to demonstrate a five-year housing land supply. Nevertheless, the proposed development still makes a positive contribution towards housing delivery in the authority. The proposal will deliver 200 homes of which a minimum of 100 will be affordable, which will make a significant contribution to the housing position, at a time where Stockport is unable to demonstrate a five-year housing land supply, is under delivering against its housing requirements, and is not meeting its need for affordable housing.
Design	A comprehensive Design and Access Statement has been submitted with the application. The proposed development is of high quality design with key features including: • The layout extends and enhances existing access from Station Road. It retains and is focused around the water body on the central parcel as a key feature. Open space is located to the north and to the east of this central feature including improved planting, play space, recreational routes and fishing piers.

	• All homes satisfy Nationally Described Space Standards (NDSS) or M4(2) compliance. • The architectural design of the development will follow a landscape led approach, ensuring materials are sustainably sourced and visually in keeping with the natural landscape. Materials will comprise natural brick tones to blend in with the surroundings and provide quality textures and subtle features. • The proposed residential plots have been carefully designed and positioned to avoid any adverse impacts on neighbouring properties. • All houses will include private gardens, while apartment blocks will feature balconies and shared amenity spaces to ensure that all residents have access to high-quality outdoor areas.
Community benefits	The scheme will deliver significant benefits to the local community, including: • Provision of affordable homes to meet growing demand • Formalising and opening up access to an improved and managed recreational area for the local community and discouraging anti-social behaviour • New walking and cycling paths will provide links to the wider area, including the Fallowfield Loop, and provide formalised routes for dog walking and recreation • Extensive landscaping and planting which will enhance local ecology There will also be a number of economic benefits, including: • Creating 225 direct jobs, including 8 apprenticeships • Generating over £5 million in tax revenue • Adding £402,500 in annual council tax revenue • Delivering more than £5 million in additional local expenditure
Local infrastructure Traffic & Transport	Although traffic modelling confirms there are no capacity issues, additional soft measures have been introduced to enhance safety and accessibility. These include raised tables at junctions and improved pedestrian features such as dropped kerbs and tactile paving. The recently approved one-way system at the nearby waste site is also expected to significantly reduce HGV congestion in the area. Acoustic fencing has been introduced along selected boundaries adjacent to industrial areas to help create a quieter, more comfortable environment for residents.

Commented [RE1]: Can't see anything in either document on this - what can we say about the impact on local services?

	The site is within a highly sustainable location which is served by public transport and local amenities within acceptable walking distance. Vehicle access will be provided from Station Road, via two existing (enhanced) access points: • Access to the central and western parcels via the existing Station Road bridge • A new priority junction off Station Road to serve the eastern parcel Pedestrian and cycle access will be enhanced across the site, including new connections to the Fallowfield Loop and other local routes, promoting sustainable and active travel. A Framework Travel Plan accompanies the Planning Submission which sets out the measures that will be put in place to promote active travel. The parking strategy has been carefully balanced to meet demand while promoting sustainable transport modes and provides 255 car parking spaces in total. A census-based car parking assessment has confirmed that the proposed level of provision is appropriate and sufficient to meet anticipated demand, particularly given the site's sustainable location and tenure mix. This is discussed in more detail within the Transport Statement. Each dwelling will be provided with one cycle parking space. In addition, all residential units will include an EV charging point.
Green spaces & Sustainability	The application is supported by detailed Landscaping Plans and the strategy for the site follows a landscape led approach which seeks to retain as many of the existing landscape features as possible whilst providing further hard and soft landscaping enhancements. Accessibility to amenity green space is maintained and, in fact, enhanced by the proposals. The proposals include the delivery of landscaped public amenity space with new facilities that improve safety, visibility, and access. This results in a higher quality open space than that which currently exists on the site. Pedestrian and cycle access will be enhanced across the site, including new connections to the Fallowfield Loop and other local routes, promoting sustainable and active travel.
Anti-social behavior and maintenance	A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police (GMP) in support of the Application. The CIS confirms that the proposed residential development is acceptable

	in principle, and provides a series of constructive recommendations to enhance safety and reduce the risk of crime. These include improving visibility to entranceways by avoiding recessed doorways, securing rear amenity spaces and access passageways with appropriate railings and gating, and incorporating security measures where footpaths or cycle routes run alongside rear garden boundaries. In response to these recommendations, the site layout has been updated to incorporate GMP's guidance, ensuring the development promotes a safe and secure residential environment.
--	--

6. Conclusion

Throughout this report, the applicant has demonstrated that pre-application engagement and consultation has been inclusive and proportionate to the proposed development.

The consultation has provided valuable insight into local perspectives and, where appropriate, this feedback has been taken into account in the development of the application.

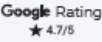
- **Highways & access:**
 - Concerns around congestion along Station Road were the most common among respondents. While modelling shows no capacity issues, we're proposing soft measures including raised tables at junctions and off-site pedestrian improvements (e.g. dropped kerbs, tactile paving).
 - The approved one-way system at the nearby waste site is expected to help alleviate HGV congestion.
- **Bridge stability:**
 - Comments about the bridge's structural integrity have been acknowledged. Engagement between the applicant and Railway Paths took place on 25th July to discuss the potential impact of increased traffic on the bridge resulting from the scheme who suggested a structural survey be undertaken for proposed load including any investigations. This has been commissioned. In any event as part of the proposals, the bridge will be upgraded to provide a 5.5m wide carriageway and 2m wide footways on both sides of the road and will be designed to meet all relevant safety, structural and adoptable standards ensuring it provides a robust and well-connected route within the development
- **Noise & boundaries:**
 - Acoustic fencing has been added to specific boundaries near industrial areas, as recommended in the noise assessment.
- **Red line & landscaping:**
 - Minor red line adjustments were made to reflect land ownership. Associated landscaping and road alignments were updated accordingly.
- **Community feedback:**
 - The feedback received across the consultation has been reflected in this report, with section 5 outlining how the scheme has responded to key concerns.

The channels used during the consultation period will continue to operate following submission of the planning application, to ensure interested parties and surrounding communities can keep up to date as the development progresses.

This will include updates to the established webpage and maintenance of the email address.

Appendices

Appendix 1 – Letter to residents



Dear Resident,

Consultation launched on plans for new community on Station Road, North Reddish

I'm writing to invite you to take part in a conversation around our plans for a community of new homes at Station Road in North Reddish.

We are Northern Group, a locally based, privately-owned property development and management company with a track-record in delivering high-quality regeneration projects.

What is proposed?

We are proposing up to 200 high-quality homes to meet growing demand in Stockport, including 1-3 bed homes and apartments. At least 50% of the homes will be affordable.

The site on Station Road is currently vacant scrubland, including two water bodies, and has recently been subject to regularly tipping and anti-social activities. It is located adjacent to the locally known 'Secret Lake' which will not be impacted by the development.

Indeed, the intention of the scheme is to formalise and open up access to an improved and managed recreational area for the local community, including a fishing pier, open water swimming, nature walks and play area.

New walking and cycling paths will provide links to the wider area, including the Fallowfield Loop, and provide formalised routes for dog walking and recreation. We're also planning extensive landscaping and planting which will enhance local ecology.



Yours Sincerely,

The Northern Group Team



Have Your Say

We want to get your views on the plans and will be holding a drop-in event on Wednesday 11th June, 4-7pm at the Meeting Room, The Mike Doyle Centre, Browning Rd, Stockport SK5 6JW.

You can also find more information and have your say by visiting www.station-road.uk.

The consultation and website launches on 2nd June. Please get your comments in by Wednesday 18th June when the consultation closes.

You can also contact the team on station-road@northerngroup.co.uk.



Email
station-road@northerngroup.co.uk

Visit
www.station-road.uk

Appendix 2 – Distribution area



Appendix 3 – Website



Station Road

NORTHERN GROUP

Menu +

AT A GLANCE

- 109 Houses
- 91 Apartments (1-2 Beds)
- Improved recreational area

Northern Group is planning a new community of homes and outdoor recreational space in North Reddish. We have prepared a masterplan for the site and we'd like to hear views from the local community before we submit a planning application to Stockport Council in the coming months.



Unit Key

- Apartment
- 1 Bed
- 2 Bed
- House
- 2 Bed
- 3 Bed

What's proposed?

We are proposing up to 200 high-quality homes to meet growing demand in Stockport, including 1-3 bed homes and 1-2 bed apartments. At least 50% of the homes will be affordable.

We are also planning to formalise and open up access to an improved recreational area for the local community including a fishing pier, nature walks and play area. Developed walking and cycling paths will provide links to the wider area, including the Fallowfield Loop, and will provide new routes for dog walking and recreation. We're also planning extensive landscaping and planting which will enhance local ecology.

The Benefits



200 new homes, with at least 50% affordable



Improved recreational areas around Secret Lake



Improving local ecology with a bio-diversity net gain of over 10%



New walking and cycling path



Economic benefits



Regeneration of unused area

Have your say

Before we submit a planning application we want to get the views of the local community. There are lots of ways that you can take part:

Attend a drop-in event on **Wednesday 11th June, 4 - 7pm** at the Meeting Room, The Mike Doyle Centre, Browning Rd, Stockport SK5 6JW.

Contact us by email at: station-road@northerngroup.co.uk

[Fill in our questionnaire](#)

Please get your comments in by **Wednesday 18th June 2025** when the consultation closes. Following this we will review the feedback and, where appropriate, take this into account as we develop the plans.

We then plan to submit a planning application to Stockport Council in the Summer.

Appendix 4 - Questionnaire



Station Road Public Consultation

☐ Do you give permission for your data to be stored and processed?

What do you think about the plans to develop up to 200 homes, including 50% affordable, to meet growing local need?

What are your views on formalising and opening up access to Secret Lake for the local community, including a fishing pier, nature walks and play area?

Please provide any general comments on the proposals here:

Name: Email address:

Mobile number: Address:

Age:

☐ Under 20

☐ 20 - 35

☐ 36 - 50

☐ 51 - 64

☐ 65 and over

For more information:

<http://www.station-road.uk/>

station-road@northerngroup.co.uk

☐ Please keep me updated about the project via email

Providing your contact details allows Font Communications Ltd, on behalf of Northern Group, to assess the reach of the consultation and log responses. Should you select to be kept informed, your email address will allow Font to keep you updated on plans for Station Road only. Copies of the feedback received may be made available, in due course, to Stockport Council. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Font Communications Ltd in accordance with the Data Protection Act 2018 and will not be passed to any additional third parties.

Appendix 5 – Event Boards

NORTHERN GROUP

Have your say

on new homes planned for North Reddish

We are planning a new community of homes and outdoor recreational space in North Reddish. We'd like to hear views from the local community before we submit a planning application to Stockport Council in the coming months.

The site

The site on Station Road is currently vacant scrubland, including two water bodies, and has recently been subject to regular fly tipping and anti-social activities.



It is located adjacent to the locally known 'Secret Lake' which will not be impacted by the development.

Any questions?

✉ stationroad@notherngroup.co.uk
 🌐 <http://www.station-road.uk/>

You can complete a questionnaire here today or complete online.



Please get your comments in by Wednesday 18th June when the consultation closes.

NORTHERN GROUP

The masterplan

- 200 high quality homes
- extensive landscaping and planting
- improved and managed recreational area
- At least 50% of the homes will be affordable
- New walking and cycling paths



What do you think about the plans to develop up to 200 homes, including 50% affordable, to meet growing local need?



✉ stationroad@notherngroup.co.uk 🌐 <http://www.station-road.uk/>

NORTHERN GROUP

New recreational spaces for the community to enjoy



The intention of the scheme is to formalise and open up access to an improved and managed recreational area for the local community, including a fishing pier, nature walk and play area.

New walking and cycling paths will provide links to the wider area, including the Followfield Loop, and provide formalised routes for dog walking and recreation.

We're also planning extensive landscaping and planting which will enhance local ecology.

Any questions?

✉ stationroad@notherngroup.co.uk
 🌐 <http://www.station-road.uk/>

What would you like to see in the recreational areas?